

Ryan Clark

From: Erin Kosta <ekosta12@gmail.com>
Sent: Thursday, December 20, 2012 4:42 PM
To: APC; cspolijaric@westfield.in.gov; Steve Hoover; darrenratcliffe@comcast.net
Subject: SUPPORT FOR REDWOOD AT ANDOVER PROJECT

COMMENT FROM AN ANDOVER PLACE PROPERTY OWNER CONCERNING THE FOLLOWING PROPOSED ORDINANCE:

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE ANDOVER PLANNED UNIT DEVELOPMENT DISTRICT BEING THAT OF ORDINANCE 03-40, ORDINANCE 06-24 AND TITLE 16 LAND USE CONTROLS

December 20, 2012

To Whom It May Concern:

My name is Erin Kosta Wilson, and I own a Condominium at 4015 Bullfinch Way in Andover Place, Westfield, Indiana.

A special meeting of the Andover Place Home Owners Association was held December 6, 2012. The members unanimously approved the proposed development of Redwood at Andover Place and voted to approve certain changes to the Association's By-Laws to allow that development.

I support your approval of the amendment for the following reasons:

1. We believe the proposed development will positively impact the value of the existing units at Andover Place.
2. We are very concerned that permitting the ground to remain undeveloped may continue to decrease the value of existing Andover Place properties and decrease the future attractiveness of the balance of the property.
3. The proposed elevations for the Redwood project look similar to and are of the same quality as the existing units at Andover Place.
4. Redwood has negotiated in good faith with you and members of the HOA to come to a mutually agreeable proposal that will be of value to both Andover Place owners, Redwood and the City of Westfield.
5. Because of recent economic conditions, including foreclosures on many units in Andover, the Association has been unable to collect sufficient fees from its members to properly maintain to an acceptable standard the exteriors of the Condo structures and the Common Areas, including private streets. We consider our agreement will prevent the undesirable deterioration of Andover Place.
6. The proposed development does not change the character of the area because 74% of the units currently existing in the Andover Place development are already rental units.

As a citizen of Westfield, I appreciate your consideration of my desires and concerns.

Sincerely,

Erin Kosta Wilson

4015 Bullfinch Way

Westfield, IN 46062

317-509-8308

Ryan Clark

From: Aaron Starr <icpmlcemail@gmail.com>
Sent: Thursday, December 20, 2012 10:19 AM
To: APC; Steve Hoover; cspolijaric@westfield.in.gov; Darren Ratcliffe
Subject: Support for the Andover/Redwood proposal from ICPM, LLC (Owner of two units in Andover condominiums)

COMMENT FROM AN ANDOVER PLACE PROPERTY OWNER CONCERNING THE FOLLOWING PROPOSED ORDINANCE:

- > AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE ANDOVER PLANNED UNIT DEVELOPMENT DISTRICT BEING THAT OF ORDINANCE 03-40, ORDINANCE 06-24 AND TITLE 16 LAND USE CONTROLS
- >
- > My name is Paul Aaron Starr of ICPM, LLC. I own Two Condominiums at 4007 Storrow Way and 4117 Mather Crossing in Andover Place, Westfield, Indiana.
- >
- > A special meeting of the Andover Place Home Owners Association was held December 6, 2012. The members unanimously approved the proposed development of Redwood at Andover Place and voted to approve certain changes to the Association's By-Laws to allow that development.
- >
- > The Andover Place Home Owners unanimously support your approval of the amendment for the following reasons:
- >
- > 1. We believe the proposed development will positively impact the value of the existing units at Andover Place.
- >
- > 2. We are very concerned that permitting the ground to remain undeveloped may continue to decrease the value of existing Andover Place properties and decrease the future attractiveness of the balance of the property.
- >
- > 3. The proposed elevations for the Redwood project look similar to and are of the same quality as the existing units at Andover Place.
- >
- > 4. Redwood has negotiated in good faith with you and members of the HOA to come to a mutually agreeable proposal that will be of value to both Andover Place owners, Redwood and the City of Westfield.
- >
- > 5. Because of recent economic conditions, including foreclosures on many units in Andover, the Association has been unable to collect sufficient fees from its members to properly maintain to an acceptable standard the exteriors of the Condo structures and the Common Areas, including private streets. We consider our agreement will prevent the undesirable deterioration of Andover Place.
- >
- > 6. The proposed development does not change the character of the area because 74% of the units currently existing in the Andover Place development are already rental units..
- >
- >
- > As a citizen of Westfield, I appreciate your consideration of my desires and concerns.
- >
- >

>
> Aaron Starr
>
> ICPM, LLC
> icpmlcemail@gmail.com
> 317-439-1933

12-20-12

Ryan Clark

From: psickle@comcast.net
Sent: Thursday, December 20, 2012 1:23 PM
To: APC; cspolijaric@westfield.in.gov; Steve Hoover; darrenratcliffe@comcast.net
Subject: Re: Addition of new Patio homes by Redwood LLC

Tracey, I support this proposal, and I want to vote yes. However, I work Monday-Thursday 4:30-8:30 and Saturday 8-2, so I took off on Dec.17th, 2012 to show my support, however, no one bothered to call me or email me that the meeting had been postponed. I gave up 4 hours of PTO time, and needless to say, I wasn't very happy about that. So, in place of me attending any more postponed meetings, I am giving my consent. Thank You, Patricia Sickle 4028 Storrow Way, Westfield, IN 46062

From: psickle@comcast.net
To: apc@westfield.in.gov, cspolijaric@westfield.in.gov, shoover@westfield.in.gov, darrenratcliffe@comcast.net
Sent: Thursday, December 20, 2012 1:09:57 PM
Subject: Addition of new Patio homes by Redwood LLC

From : Tracey Sheehan <traceys@carmelfinancial.com> Wed, Dec 19, 2012 07:05 PM
Subject : Andover Place Home Owners Association Committee Report
:
Annette Davis <swatmorse@comcast.net>, Arron Star - ICPM, LLC.
<icpmlcemail@gmail.com>, Cynthia Rogers
<cindy.1.rogers65@gmail.com>, David and Suzanne Harris
<harris24@gmail.com>, David Shelton <j36eanie@indy.rr.com>, Jack
<abci@comcast.net>, Jonelle Moore (jonellemoore7@gmail.com)
<jonellemoore7@gmail.com>, 'Jordan Management'
<jdjpjordan@aol.com>, Judy Stanly <gpa-tom@hotmail.com>, Michael
Allison Madara <mikemadara@hotmail.com>, Michael Pekarul
<tsproperties@hotmail.com>, Pat Sickle <psickle@comcast.net>,
Patricia L. Williams <plwilliams1049@yahoo.com>, Ralph and Teresa
Mangold <teresamangold@gmail.com>, Suzy Whitmer
To : <smwhitmer@comcast.net>, Carie Jones <carie.jones@pearson>, Cheri
Kane <don6072@googlemail.com>, David Merrick and April Cheung
<davenapril@comcast.net>, Dow K. Tinaphong <pudow@yahoo.com>,
Erin Kosta <ekosta12@gmail.com>, Felix Alva
<felix.alva@sbcglobal.net>, Harbour Properties-Darren Ratcliff
<darrenratcliff@comcast.net>, Jordan Management
<jdjpjordan@aol.com>, 'Judith Richardson'
<llrichardson@yahoo.com>, Kai Yum Chen <prayfor88@yahoo.com>,
Lisa Okeefe <okeefe_lisa@hotmail.com>, Louis and Sherri Dabson
<ldabson@sbcglobal.net>, Sara Coleman
<saracoleman@hotmail.com>, Thomas and Linda Tunnell
<ttunnell@alkota.com>
Cc : jackabci@comcast.net, 'Chris White'

Andover Place Home Owners Association Committee Report

At the Special Meeting of the Association on December 6, 2012, Jack Barron, Tracey Sheehan and Darren Ratcliffe were appointed to serve on a committee to finalize a deal with First Farmers Bank, who owns the common areas and remaining undeveloped areas of Andover Place, and Redwood Company, who wish to purchase those areas and build 183 rental units.

The owners voted unanimously at the meeting to accept their proposal and change our By-Laws to allow it on two conditions:

1. That they increase their contribution to our maintenance reserve fund from \$20,000 to \$50,000.
2. That they be 100% responsible for the maintenance of the common areas (streets, sewers, lights, ponds, etc.) that we are turning over to them and that we be responsible for 0% of the cost of said maintenance, instead of the 20% that they proposed.

They have accepted our two conditions provided that at least five or more of the owners attend the Area Planning Commission meeting to voice our support and approval of the proposed ordinance amendment. Both meetings are at the Westfield Town Hall, 130 Penn Street, Westfield. We will send notification of those meeting dates in the near future and ask for volunteers to represent the HOA at the meetings.

IT IS VERY IMPORTANT THAT WE HAVE AS MANY OWNERS AT THESE MEETINGS AS POSSIBLE. If we do not attain approval of both the APC and Council, all this work is lost.

Also, the APC and Council pay attention to Comments submitted by the owners via email. Listed below are a few points and a sample letter for your consideration. Please copy and paste a couple of points in your own letter and send them to the individual emails listed below. The letters have a much greater impact if they do not appear to be mass generated but we encourage you to send something to the committee regardless. Please send your letters to all of the following email addresses within the next 24 hours:

apc@westfield.in.gov

[cspolijaric@westfield.in](mailto:cspolijaric@westfield.in.gov)

Put **"I Support the Redwood at Andover Place Project"** ...or something to that effect...in the Subject Space.

SAMPLE EMAIL

COMMENT FROM AN ANDOVER PLACE PROPERTY OWNER CONCERNING THE FOLLOWING PROPOSED ORDINANCE:

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE ANDOVER PLANNED UNIT DEVELOPMENT DISTRICT BEING THAT OF ORDINANCE 03-40, ORDINANCE 06-24 AND TITLE 16 LAND USE CONTROLS

My name is Patricia Sickle. I own a Condominium at 4028 Storrow Way (address) in Andover Place, Westfield, Indiana.

A special meeting of the Andover Place Home Owners Association was held December 6, 2012. The members **unanimously approved** the proposed development of Redwood at Andover Place and voted to approve certain changes to the Association's By-Laws to allow that development.

The Andover Place Home Owners unanimously support your approval of the amendment for the following reasons:

1. We believe the proposed development will positively impact the value of the existing units at Andover Place.
2. We are very concerned that permitting the ground to remain undeveloped may continue to decrease the value of existing Andover Place properties and decrease the future attractiveness of the balance of the property.
3. The proposed elevations for the Redwood project look similar to and are of the same quality as the existing units at Andover Place.
4. Redwood has negotiated in good faith with you and members of the HOA to come to a mutually agreeable proposal that will be of value to both Andover Place owners, Redwood and the City of Westfield.
5. Because of recent economic conditions, including foreclosures on many units in Andover, the Association has been unable to collect sufficient fees from its members to properly maintain to an acceptable standard the exteriors of the Condo structures and the Common Areas, including private streets. We consider our agreement will prevent the undesirable deterioration of Andover Place.
6. The proposed development does not change the character of the area because 74% of the units currently existing in the Andover Place development are already rental units..

As a citizen of Westfield, I appreciate your consideration of my desires and concerns.

Again, feel free to draft your own letter, we are simply trying to make the process as simple and fast as possible.

On a separate note, thank you for placing your confidence in us to negotiate this deal on your behalf. A portion of the \$50,000 obtained will be used for much needed exterior maintenance items and the remaining funds will be used to establish reserve funds for future maintenance needs. The deal has been legally documented but remember without the approval of the Planning Commission we have nothing so PLEASE take the time now to make your voice heard! A special thank you to Jack Barron who was instrumental in making sure the details in the documents were correct.

As a reminder, please forward this to any owner not listed above.

Merry Christmas and Happy Holidays to all!

Tracey

Tracey Sheehan

President

Carmel Financial Corporation

101 E. Carmel Dr. Suite 200

Carmel, IN 46032

317-844-7951

This message, as well as any accompanying attachments, contains confidential information and is intended only for the use of the individual or entity to which it is addressed. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this message is strictly prohibited. If you received this communication in error, please notify us immediately by replying to the sender of this E-Mail or by calling 317-844-7951.

Ryan Clark

From: Kevin M. Todd, AICP
Sent: 12-19-12 Wednesday, December 19, 2012 3:54 PM
To: Ryan Clark
Subject: Fwd: I am in Support of the Redwood at Andover Place Project

Kevin M. Todd, AICP
Senior Planner

City of Westfield | Economic and Community Development
317.379.6467 | www.westfield.in.gov

Begin forwarded message:

From: Tracey Sheehan <traceys@carmelfinancial.com>
Date: December 19, 2012 2:52:07 PM EST
To: "'apc@westfield.in.gov'" <apc@westfield.in.gov>, "'shoover@westfield.in.gov'" <shoover@westfield.in.gov>, "'spolijaric@westfield.in.gov'" <spolijaric@westfield.in.gov>
Cc: 'Darren Ratcliffe' <darrenratcliffe@comcast.net>
Subject: I am in Support of the Redwood at Andover Place Project

Please accept this email to express my consent to the proposed change in
**ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AN
AMENDMENT TO THE TEXT OF THE ANDOVER PLANNED UNIT
DEVELOPMENT DISTRICT, BEING THAT OF ORDINANCE 03-40,
ORDINANCE 06-24 AND TITLE 16 LAND USE CONTROLS**

My name is Tracey Sheehan and I own two condominium units located at 4003 & 4008 Storrow Way in Andover Place, Westfield, Indiana.

On December 6, 2012 a special meeting of the Andover Place Home Owners Association was held and at this meeting the members unanimously approved the proposed development of Redwood at Andover Place and voted to approve certain changes to the Association's By-Laws to allow that development.

We are very concerned that permitting the ground to remain undeveloped may continue to decrease the value of our existing properties and decrease the future attractiveness of the balance of the property. The proposed renderings for the Redwood project look similar to and are of the same quality as the existing units at Andover Place which made their proposal attractive to us as owners.

Because of recent economic conditions, including foreclosures on many units in Andover, the Association has been unable to collect sufficient fees from its members to properly maintain an acceptable standard on the exteriors of the Condo structures and the Common Areas, including private streets. We consider our agreement will prevent the further undesirable deterioration of

Andover Place. Since many of the units are rental units, the proposed Redwood development would fit well with current community members.

Redwood representative approached us in a professional manner asking us to consider their proposal. We feel like the development of the remaining property is a win for us and the community as a whole. Our property values have fallen dramatically since our builder went into foreclosure.... This is our chance to regain that lost value.

Thank you for your consideration and we look forward to the council's approval of this project.

Respectfully,

Tracey Sheehan

Tracey Sheehan
President
Carmel Financial Corporation
101 E. Carmel Dr. Suite 200
Carmel, IN 46032
317-844-7951

This message, as well as any accompanying attachments, contains confidential information and is intended only for the use of the individual or entity to which it is addressed. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this message is strictly prohibited. If you received this communication in error, please notify us immediately by replying to the sender of this E-Mail or by calling 317-844-7951.

Ryan Clark

12-18-12

From: Darren Ratcliffe <darrenratcliffe@comcast.net>
Sent: Tuesday, December 18, 2012 10:03 AM
To: APC; cspolijaric@westfield.in.gov; Steve Hoover
Subject: I Support The Andover Place Redwood Project

Importance: High

COMMENT FROM AN ANDOVER PLACE PROPERTY OWNER CONCERNING THE FOLLOWING PROPOSED ORDINANCE:

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My name is Darren Ratcliffe and I own a Condominium at 4022 Bullfinch Way in Andover Place, Westfield, Indiana.

A special meeting of the Andover Place Home Owners Association was held December 6, 2012. The members unanimously approved the proposed development of Redwood at Andover Place and voted to approve certain changes to the Association's By-Laws to allow that development.

In addition, I have been advised that there is some suspicion among the City Council and/or Planning Commission that Redwood Homes is somehow bribing our owners into approving this project. This cannot be further from the truth. Given that Redwood Homes is in a position where they need our approval of the new by laws, etc...we have negotiated hard with them over the last few months for a contribution to our general maintenance fund in order to sign off on their project. Our general maintenance fund currently...due to the unique nature of these units; their history of foreclosure and the troubles we have had solidifying an owner owned and controlled association...is severely under-funded. They have in no way bribed us...in fact they have fought hard against such a contribution...but have dealt with us honestly and in good faith...as stated further below.

The Andover Place Home Owners unanimously support your approval of the amendment for the following reasons:

1. We believe the proposed development will positively impact the value of the existing units at Andover Place.
2. We are very concerned that permitting the ground to remain undeveloped may continue to decrease the value of existing Andover Place properties and decrease the future attractiveness of the balance of the property.
3. The proposed elevations for the Redwood project look similar to and are of the same quality as the existing units at Andover Place.
4. Redwood has negotiated in good faith with you and members of the HOA to come to a mutually agreeable proposal that will be of value to both Andover Place owners, Redwood and the City of Westfield.
5. Because of recent economic conditions, including foreclosures on many units in Andover, the Association has been unable to collect sufficient fees from its members to properly maintain to an acceptable standard the

exteriors of the Condo structures and the Common Areas, including private streets. We consider our agreement will prevent the undesirable deterioration of Andover Place.

6. The proposed development does not change the character of the area because 74% of the units currently existing in the Andover Place development are already rental units..

As a citizen of Westfield, I appreciate your consideration of my desires and concerns.

Darren Ratcliffe

Property & Project Manager

Contracting, Rentals, Sales, & Lease to Own

DarrenRatcliffe@comcast.net

317.508.7593 mobile

317.776.6780 fax

~ *HamiltonCountyLeaseToOwn.com* ~

12-18-12

COMMENT FROM AN ANDOVER PLACE PROPERTY OWNER CONCERNING THE FOLLOWING PROPOSED ORDINANCE:

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE ANDOVER PLANNED UNIT DEVELOPMENT DISTRICT BEING THAT OF ORDINANCE 03-40, ORDINANCE 06-24 AND TITLE 16 LAND USE CONTROLS

I am Jack Barron representing Maudine Clark, who owns and occupies Condominium Unit D at 4044 Storrow Way in Andover Place, Westfield, Indiana. I previously sent you a comment letter on the above proposed amendment. Because of things that have occurred since then, I am submitting this second comment letter.

A special meeting of the Andover Place Home Owners Association was held December 6, 2012. The members unanimously approved the proposed development of Redwood at Andover Place and voted to approve certain changes to the Association's By-Laws to allow that development. I was appointed to a three person committee authorized to finalize an agreement with First Farmers Bank and Trust and Redwood Acquisition Company and to inform you of the position of the home owners concerning the proposed amendment to the **CITY OF WESTFIELD ORDINANCE 03-40, ORDINANCE 06-24 AND TITLE 16 LAND USE CONTROLS.**

The Andover Place Home Owners unanimously support your approval of the amendment for the following reasons:

1. We believe the proposed development will positively impact the value of the existing units at Andover Place.
2. We are very concerned that permitting the ground to remain undeveloped may continue to decrease the value of existing Andover Place properties and decrease the future attractiveness of the balance of the property.
3. The proposed elevations for the Redwood project look similar to and are of the same quality as the existing units at Andover Place.
4. Redwood has negotiated in good faith with you and members of the HOA to come to a mutually agreeable proposal that will be of value to both Andover Place owners, Redwood and the City of Westfield.
5. Because of recent economic conditions, including foreclosures on many units in Andover, the Association has been unable to collect sufficient fees from its members to properly maintain to an acceptable standard the exteriors of the Condo structures and the Common Areas, including private streets. We consider our agreement with Redwood to be a "God send" to prevent the undesirable deterioration of Andover Place. We have heard a rumor that it is being said that we are being "Bribed" by Redwood. This is false. The original request for funding our HOA came from the owners (NOT Redwood) at the initial meeting. Redwood came back with an offer of 15,000 and HOA asked for \$50,000 which has been agreed to.
6. The proposed development does not change the character of the area because 74% of the units currently existing in the Andover Place development are already rental units..

As citizens of Westfield, we appreciate your consideration of our desires and concerns.

12-17-12

Ryan Clark

From: Dave Harris <harris2u2@gmail.com>
Sent: Monday, December 17, 2012 10:04 AM
To: APC
Cc: Cindy Spoljaric; Steve Hoover
Subject: Request for Favorable Consideration of Redwood Project at Andover Place

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning Commission:

We are homeowners in Andover Place and we wish to respectfully express our strong support for the proposal that would result in successful development by Redwood project.

We are convinced, after considerable research, that the project will enhance property values and tax base for Westfield. We have reviewed the plans and drawings for the proposed units and find them attractive and complementary of existing units.

We are favorably impressed by Redwood's willingness to meet and exceed owners' concerns by contributing a substantial amount to our reserve fund for optimum maintenance. They also agreed to our request to have Redwood pay for all maintenance on the remaining property.

Redwood's other properties are well-maintained with a waiting list for people who wish to occupy the units. At Andover, most units are rented, and so, even though our unit is owner-occupied, we are confident that the proposed units are compatible with the existing preponderance of upscale rentals.

We have attended most meetings with Redwood and we are very pleased with their cooperation and intent to satisfy the needs of homeowners and the City of Westfield.

We respectfully request that you favorably consider and approve the proposal before you this week.

Sincerely,

David G. and Suzanne K. Harris
4058 Storrow Way
Westfield, IN 46062
317-399-4530

**COMMENT FROM AN ANDOVER PLACE PROPERTY OWNER
CONCERNING THE FOLLOWING PROPOSED ORDINANCE:**

**AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO
TEXT OF THE ANDOVER PLANNED UNIT DEVELOPMENT DISTRICT BEING
THAT OF ORDINANCE 03-40, ORDINANCE 06-24 AND TITLE 16 LAND USE
CONTROLS**

I am Jack Barron representing Maudine Clark, who owns and occupies Condominium Unit D at 4044 Storrow Way in Andover Place, Westfield, Indiana.

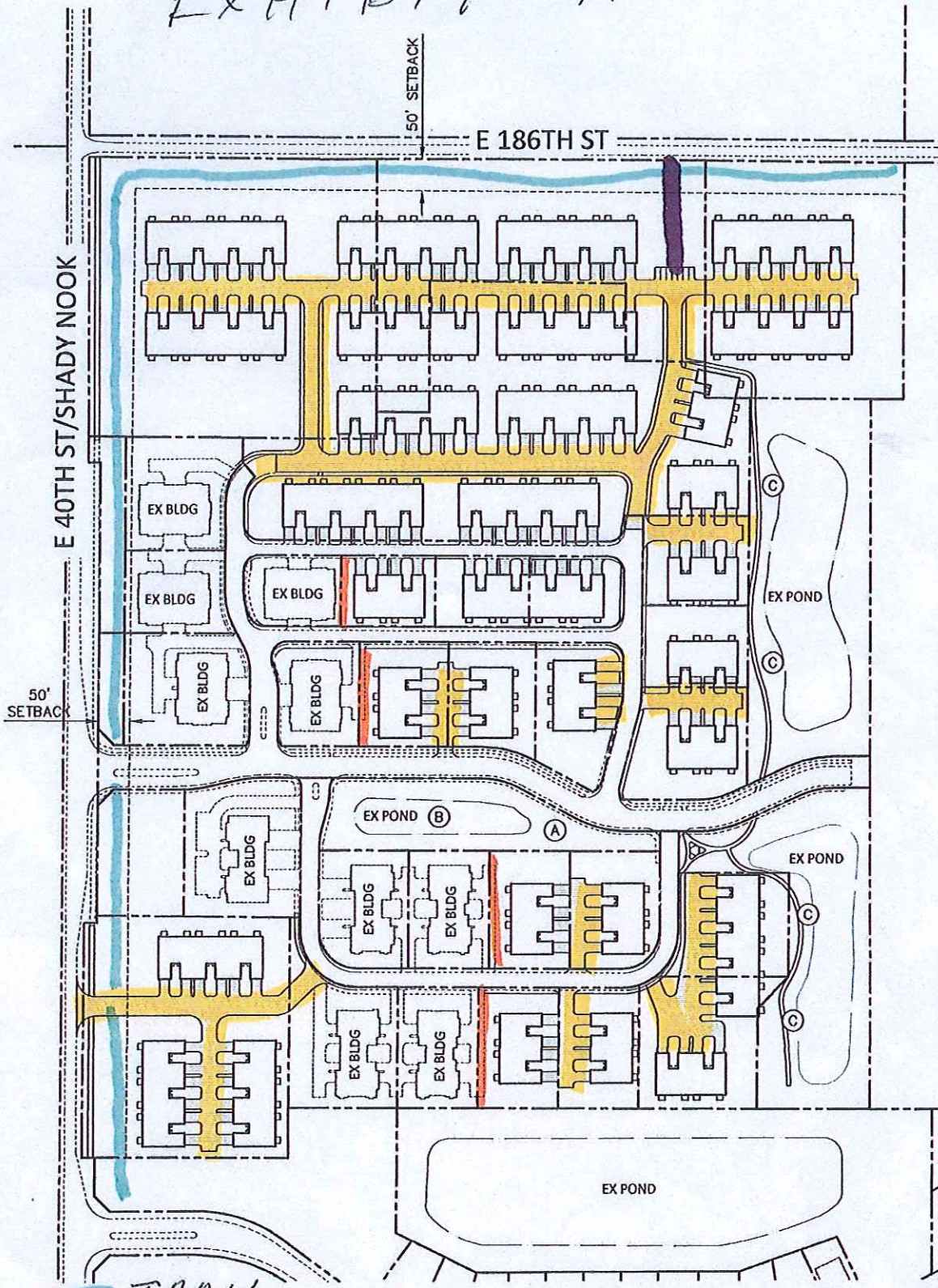
I have talked to many of the home owners in Andover Place and sense that they do not object to the above proposed ordinance, since nearly seventy-five percent (75%) of the existing units are currently non-owner occupied rental units and if the following three (4) changes are made in the **Redwood at Andover Overall Site Plan**:

1. That buffer screens of medium size evergreen trees be planted on six (6) foot centers between existing and proposed units at four (4) locations, designated as "Screens" on the Redwood at Andover Overall Site Plan. (Exhibit A attached) Said screens to be planted within seven (7) seven days of completion of construction of new buildings in designated areas indicated on Exhibit A.
2. Add an additional exit/entrance on the north end of the property, preferably onto 186th Street at the location designated as "Entrance" on the Redwood at Andover Overall Site Plan. (Exhibit A attached) Another exit/entrance on Shady Nook Road would be too close to the existing one at Peabody Road.
3. Add a walking trail, starting at the east end of the property's edge along 186th Street and continuing west to and around the corner at Shady Nook and continue along Shady Nook Road to the south end of the property. Trail is designated as "Trail" on the Redwood at Andover Overall Site Plan (Exhibit A attached).
4. Erect, prior to the beginning of construction of proposed buildings, a four foot high woven wire farm fence with cedar posts along the entire south boundary of Andover Place property to discourage children from going on to Groves at Andover property. That proposed white vinyl fences NOT be installed on or around Andover Place property.

Thank you for taking into consideration our position on the proposed ordinance.

Jack Barron
305 Chris Court
Noblesville, IN 46062
Phone: 317-877-0877
email: abci@comcast.net

EXHIBIT "A"

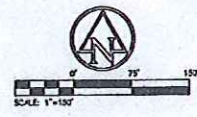


OVERALL SITE	
EXISTING UNITS =	APPROX 50
PROPOSED UNITS =	166
OPEN SPACE ACREAGE =	21.25

SCREENS
ENTRANCE

PROPOSED SITE LEGEND

- (A) GAZEBO
- (B) FOUNTAIN
- (C) BENCH



REDWOOD AT ANDOVER OVERALL SITE PLAN

NOVEMBER 2, 2012

